

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-D-07-PA

Related File Number: 7-H-07-RZ

Application Filed: 6/4/2007

Date of Revision:

Applicant: STEVE BETHEL

PROPERTY INFORMATION

General Location: Northwest and southeast sides Comstock Rd., southwest side of Bridgewater Rd.

Other Parcel Info.:

Tax ID Number: 119 L A 015, 016 & 017

Jurisdiction: County

Size of Tract: 13.11 acres

Accessibility: Access is via Comstock Rd., a local street with 26' of pavement width within 40' of right of way, or Bridgewater Rd., a major collector street with 4 lanes and a center median within 80-100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Self-storage facility and church

Density:

Sector Plan: Northwest County **Sector Plan Designation:** Medium Density Residential and Stream Protection

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses are located on the south side of the interstate and to the west, zoned C-3, C-4, C-6 and CA.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & MDR (Medium Density Residential)

